



MEDICAL OFFICE PROPERTY IN WILMINGTON

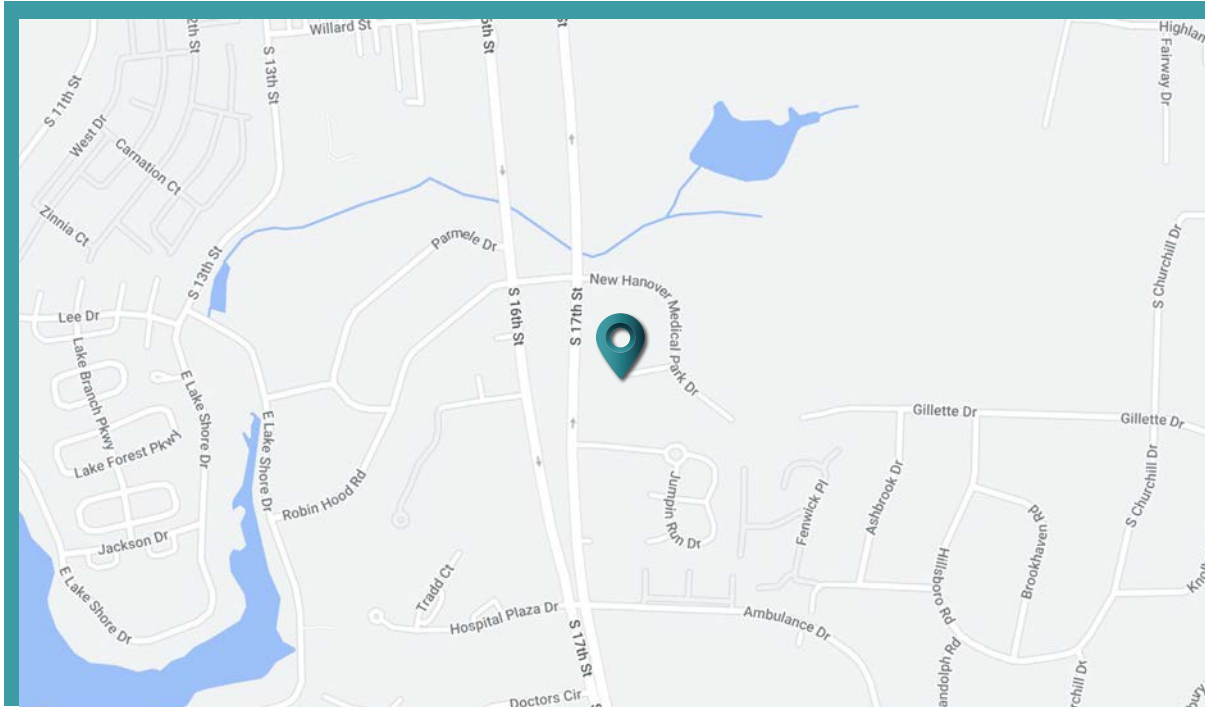
ED TRICE
919 810 5546
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INVESTMENT SALE

SUN COAST PARTNERS COMMERCIAL
1430 Commonwealth Drive, Suite 102
Wilmington, NC 28403
910 350 1200 | scpcommercial.com



**Sun Coast
Partners**
COMMERCIAL



CAP RATE: 7.00% ASKING PRICE: \$1,978,703

1911 S. 17th Street Wilmington, NC 28401

PRICE	\$1,978,703
PRICE/SF	\$272
BUILDING SF*	15,200
PROPERTY TYPE	Medical/Dental
TENANCY	Multi-tenant
YEAR BUILT	2004
LOT SIZE*	5.39 Acres
OWNERSHIP	Condo
GROSS ANNUAL RENT	\$160,292
ADDITIONAL INCOME	\$0
ANNUAL EXPENSES	\$21,783
NET OPERATING INCOME (NOI)	\$138,509
CAP RATE	7.00%
CASH ON CASH	7.00%

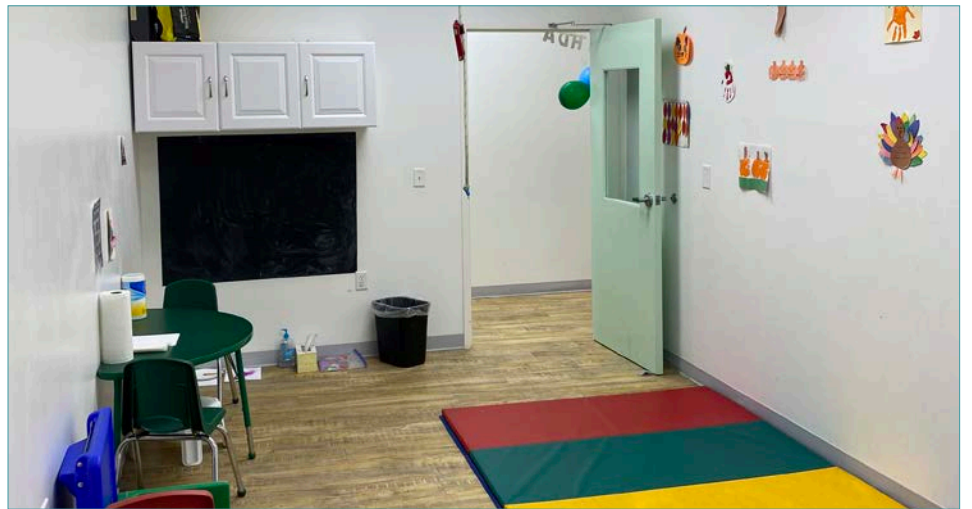
**INVESTMENT
SALE**

*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

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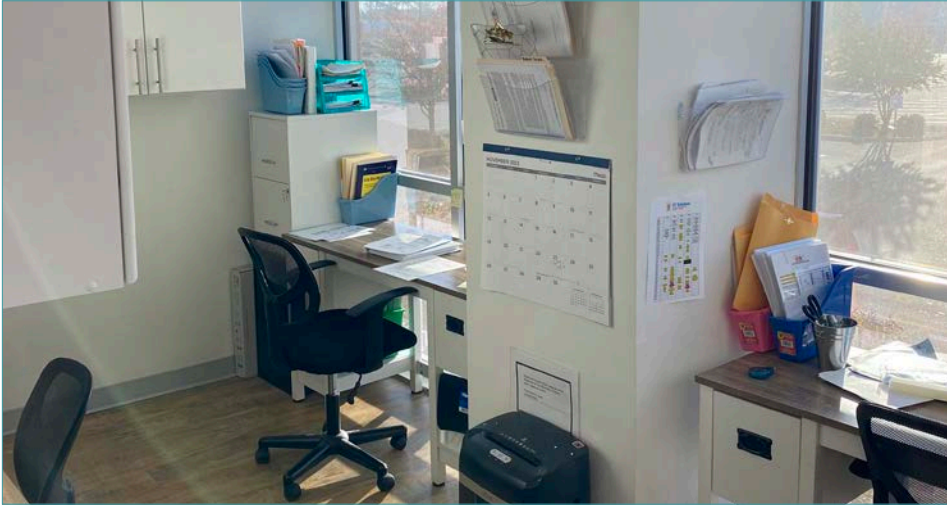


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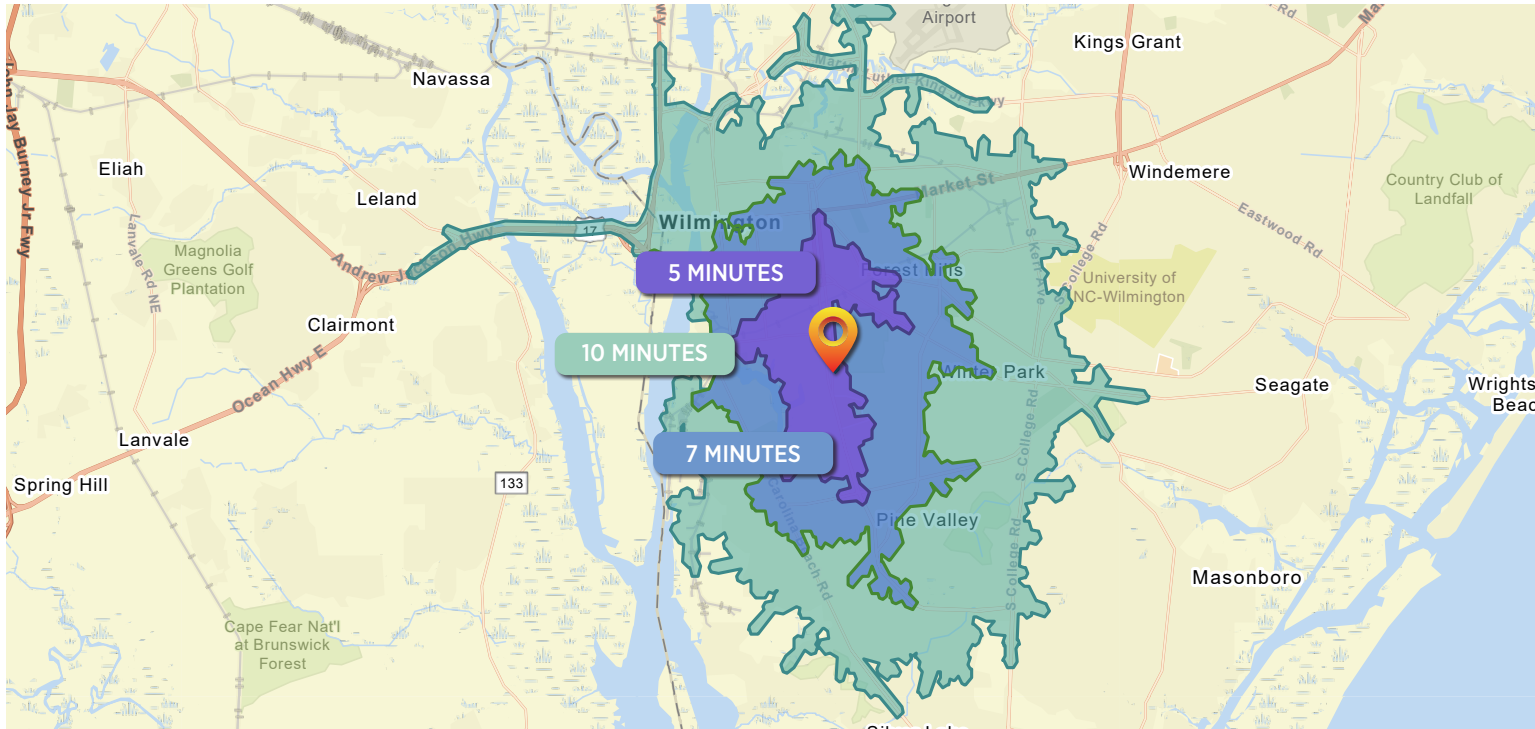
1911 S. 17th Street Floorplan

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DEMOGRAPHICS	5 MINUTES	7 MINUTES	10 MINUTES
Total Population	17,256	41,784	78,207
Households	8,393	20,066	137,503
Average HH Size	2.02	2.05	2.06
Median Age	41.3	39.4	40.4
Median HH Income	\$47,744	\$53,717	\$54,615
Average HH Income	\$75,090	\$82,819	\$85,188
Per Capital Income	\$36,165	\$40,174	\$40,940

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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